

# DRAFT HOUSING ELEMENT GOALS, POLICIES AND PROGRAMS

## SEPTEMBER 2, 2009 EPC MEETING

### Goal 1: Support the development of a range of housing types in Mountain View.

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#### *Policies*

- A. Ensure that adequate residential land is available to accommodate the City's Regional Housing Needs Allocation (RHNA).
- B. Encourage the construction of an average of 371 housing units annually to meet the City's RHNA production targets. The City shall also work towards an annual goal of 150 units of new housing for very low- and low-income households.
- C. Encourage a mix of housing types, at a range of densities, that serves a diverse population, including units serving both young and mature families, singles, young professionals, single-parent households, seniors, and both first-time and move-up buyers.
- D. Provide higher-density housing near transit, in the downtown and within walking distance of services.
- E. Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, low- and moderate-income households.
- F. Ensure new residential development integrates with the character of existing neighborhoods.

#### *Implementation Programs*

- 1. **Below-Market-Rate Program.** Continue to implement the Below-Market-Rate (BMR) program in which new housing developments over a certain unit count provide at least 10 percent of their units to low- and moderate-income households or pay fees in lieu of the housing units. Use BMR in lieu fees to support the development of new affordable housing serving lower-income households.
- 2. **Housing Impact Fee.** Continue to implement the Housing Impact Fee Ordinance to facilitate collection of funds for affordable housing serving low- and moderate-income households. The Impact Fee is assessed on a per-square-foot basis on new office, industrial, hotel and retail development in Mountain View.
- 3. **Financial Support for Affordable Housing.** Continue to provide financial support to local affordable housing developments using public funds such as BMR In-Lieu Fees, Housing Impact Fees, Revitalization District funds, and contributions to the Santa Clara County Housing Trust Fund. In addition, use the housing set-

aside funds from tax increment in a timely and fiscally responsible manner to support the development of affordable housing in Mountain View.

4. **Focus on Lower-Income Segments.** Allocate most of the City's affordable housing funds for households earning less than 80 percent of the County median income, with an emphasis on very-low and extremely low-income households.
5. **Partnerships with Affordable Developers.** Collaborate with affordable housing developers to optimize their eligibility for financing under various Federal, State, County and private programs, such as CDBG, the Low-Income Housing Tax Credit program, the Santa Clara County Housing Trust Fund, the Sobrato Family Trust and others.
6. **Low-Income Affordable Ownership Housing.** Work with Habitat for Humanity and other similar organizations to support ownership opportunities for lower-income households.
7. **Updated Residential Densities in General Plan.** Use the General Plan update as an opportunity to target key sites near transit and existing services for higher-density development that allows housing and/or mixed use. Target areas include San Antonio Road, El Camino Real, Moffett Boulevard, Old Middlefield Way and North Rengstorff Avenue.
8. **Minimum Densities Near Transit.** Encourage minimum densities for residential development within 1/2-mile of the City's transit nodes and key transit stations.
9. **City-Owned Land.** Consider using available City-owned properties as affordable housing sites.
10. **Density Bonus.** Update the City's code to be consistent with the State Density Bonus Law. Use the updated density bonus provisions to facilitate the development of affordable housing.
11. **Federal and State Policy Initiatives.** Support legislation to continue, expand or develop financing programs for affordable housing programs.
12. **Project Design and Integration.** Work with developers and the neighborhood to ensure new projects provide appropriate transitions with existing buildings and neighborhoods.

13. **Mixed-Use Projects.** Continue to allow and encourage mixed-use development in the Commercial/Residential-Arterial Zoning District and in the Downtown Precise Plan.
14. **Innovative Housing Programs.** Continue to allow innovative housing programs such as co-op housing, shared housing and intergenerational housing.



## Goal 2: Offer assistance to households at various income levels to address their housing needs.

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### *Policies*

- A. Assist extremely low-, very low-, low- and moderate-income households in renting or purchasing a home in Mountain View.
- B. Support opportunities for community service workers, such as City and other public agency staff, teachers and public safety personnel, to live in Mountain View.
- C. Give priority for subsidized affordable housing to persons who live or work in Mountain View whenever it is legally feasible.

### *Implementation Programs*

- 1. **First-Time Buyer Assistance.** Explore the feasibility of implementing a first-time homebuyer's down payment assistance program.
- 2. **Other Buyer-Assistance Programs.** Support the Santa Clara County Housing Trust Fund second mortgage program and other Federal, State and local programs that enable moderate-income households to purchase homes.
- 3. **BMR Program for Vital Occupations and Public Workers.** Continue to allow the City's BMR program to give priority to City of Mountain View public safety workers, Mountain View public school teachers and persons who live or work in Mountain View for housing units supplied through the program.
- 4. **Outreach to Residents and Workers.** Continue to conduct outreach efforts to identify and assist Mountain View residents and workers who may be eligible for affordable housing developments and programs.
- 5. **Partnerships with Other Local Agencies.** Create outreach partnerships with Mountain View school districts and organizations representing teachers, public safety personnel and other qualified employees to increase awareness of affordable housing programs.
- 6. **Mortgage Revenue Bonds and Mortgage Credit Certificates.** Continue to work with the Santa Clara County Housing Bond Coordinator for the issuance of Mortgage Revenue Bonds for projects and for the issuance of Mortgage Credit Certificates for first-time homebuyers.

### **Goal 3: Conserve and improve Mountain View's housing stock.**

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#### ***Policies***

- A. Maintain and improve housing in Mountain View to meet health, safety, fire and other applicable codes and standards.

#### ***Implementation Programs***

1. **Multi-Family Rental Housing Inspection Program.** Use the multi-family rental housing inspection program to ensure compliance with the Uniform Housing Code's health and safety standards.
2. **Opportunities for Rehabilitation.** Work with affordable housing developers to examine the feasibility of purchasing and rehabilitating seriously deteriorating and neglected apartment buildings.
3. **Home Repair Assistance.** Continue to provide funding for home repair services, such as the Minor Home Repair and Home Access Program, to support low-income households.
4. **Soft-Story Buildings.** Consider developing strategies to encourage property owners to seismically retrofit soft-story buildings in Mountain View.
5. **Manufactured Housing.** Continue to allow manufactured housing in all residential zones.
6. **Subsidized Housing Maintenance.** Ensure that City-subsidized affordable housing projects are well maintained.

## **Goal 4: Preserve affordable units at risk of conversion to market-rate housing.**

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### ***Policies***

- A. Preserve the existing six mobile home parks as vital housing opportunities in the community.
- B. Review proposals to redevelop existing housing to determine if there is potential impact to the City's affordable housing stock.
- C. Work with property owners and/or developers to acquire, rehabilitate and preserve affordable units that serve lower-income households.
- D. Work with building owners to retain units with expiring affordability contracts as affordable housing stock.

### ***Implementation Programs***

- 1. **Mobile Home Park Land Use Category.** Retain "Mobile Home Park" as a separate residential land use category on the General Plan land use map.
- 2. **Conversion Impact Report.** Require a conversion impact report before approving a mobile home park conversion. The report must provide appropriate measures to mitigate potential impacts of mobile home park conversions to displaced residents, and strategies to assist displaced residents to obtain replacement housing.
- 3. **Condominium Conversion.** Continue to regulate conversions of rental multi-family units to condominiums by ordinance.
- 4. **Tenant Relocation Assistance Program.** Continue to implement the Tenant Relocation Assistance Program adopted by Council in December 2007, requiring developers to provide relocation assistance to very low-income tenants who are displaced by redevelopment or condominium conversion projects.
- 5. **Preservation of Assisted Affordable Housing Stock.** Work with owners of local subsidized affordable housing developments to ensure that strategies are in place to preserve the affordability for any projects with expiring affordability requirements.
- 6. **Rehabilitation as Affordable Housing.** Support efforts to rehabilitate buildings to increase the supply of affordable housing. This support can occur as collaborations on applications for State and Federal funding or direct financial assistance.



## **Goal 5: Address, remove, or mitigate constraints to housing production.**

### ***Policies***

- A. Remove unnecessary constraints to residential development, with a particular focus on affordable housing.

### ***Implementation Programs***

1. **Shared Parking.** Encourage shared parking, on a project-by-project basis, in mixed-use developments that include residential units.
2. **Reduced Parking Requirements for Senior and Affordable Housing Projects.** Continue to allow reduction of required parking for senior and affordable housing projects on a project-by-project basis.
3. **Reduced Parking Near Transit and Services.** Consider reduction of required parking for higher-density residential projects near transit or services on a project-by-project basis.
4. **School Impacts.** Communicate with the local school districts about potential new housing developments to identify potential impacts to schools.
5. **Cap on Efficiency Units.** Consider amending the Municipal Code to raise or eliminate the cap for the number of efficiency studios allowed in the City.
6. **Constraints on Companion Units.** Consider modifying the Municipal Code to remove constraints that may limit the construction of companion units.
7. **Entitlement Process.** Identify and implement strategies to streamline the entitlement and building permit process.
8. **Neighborhood Engagement.** Continue to notify neighborhoods of proposed residential projects and rezoning. In addition, continue to encourage developers to engage neighborhoods early in the planning process.

## **Goal 6: Support fair and equal housing opportunities for all segments of the community, particularly special needs populations.**

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### ***Policies***

- A. Support programs to address discrimination in the sale, rental and development of housing.
- B. Support mediation programs between housing providers and tenants.
- C. Encourage and support the development of affordable housing that serves seniors, disabled individuals, the homeless, larger households and other special needs populations.

### ***Implementation Programs***

- 1. **Larger Units.** Encourage affordable housing developers to provide units that serve larger families as part of their projects in Mountain View.
- 2. **Emergency Rental Assistance and Housing Voucher Programs.** Provide funding for the Emergency Rental Assistance and Housing Voucher programs operated by the Community Services Agency (CSA) to assist very low- and extremely low-income households, and to help protect households from homelessness.
- 3. **Emergency Resources for Homeless.** Continue to support efforts to provide short-term shelter and emergency assistance to persons who are homeless or at risk of homelessness, including homeless and runaway youth, with programs such as the Emergency Housing Consortium, the Community Services Agency's Emergency Assistance Program and Casa SAY.
- 4. **Regional Homeless Programs.** Continue to participate in regional homeless programs and to support short-term shelter and transitional housing programs, such as the Clara-Mateo homeless shelter which accommodates families and individuals from Mountain View every year.
- 5. **Supportive and Transitional Housing.** Support developers of transitional and supportive housing facilities through applications for State and Federal funding or direct financial assistance. Continue to support Mountain View's six-bed transitional house—Graduate House—for previously homeless persons.
- 6. **Emergency Homeless Shelters as Permitted Use.** Identify emergency shelters as a permitted use in the \_\_\_\_\_ Zoning District. In addition, develop standards for emergency homeless shelters to ensure access to services and compatibility with surrounding uses.



7. **Mediation Program.** Continue the outreach effort to educate tenants about existing mediation programs. Continue to support the City's volunteer mediation program through public and private agencies (e.g., Project Sentinel).
8. **Fair Housing Task Force.** Continue to participate in a County-wide fair housing collaborative task force that will work toward improvements in fair housing services.
9. **Home Repair/Home Access Program.** Continue to fund the Home Repair/Home Access Program that assists disabled low-income homeowners with minor renovations to make their homes accessible.
10. **Reasonable Accommodation.** Amend the Municipal Code to meet State requirements to provide exceptions for individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing.
11. **Senior Housing.** Support developers of affordable senior housing facilities through applications for State and Federal funding, or with direct financial assistance.
12. **Regional Solutions to Special Needs Housing.** Continue to work with nonprofit agencies, other jurisdictions and developers on regional approaches to housing persons with physical or mental disabilities, victims of domestic violence and the homeless.
13. **Community Development Block Grant and HOME Programs.** Apply annually for the City's maximum entitlements under the Federal Community Development Block Grant and HOME programs.
14. **Federal Funds for Special Needs Housing.** Spend at least half of the City's CDBG and HOME grants to provide housing for lower-income households, homeless people and other households with special needs.
15. **Analysis of Impediments to Fair Housing Choice (AI).** Continue to prepare and update the City's AI, as required by HUD.
16. **Location of Special Needs Housing.** Whenever feasible, encourage development of special needs housing within convenient access to services, public facilities and transit.

17. **Senior Care Facilities.** Encourage continuum-care facilities in Mountain View such as senior residential community, life-care facility or assisted living facility. In addition, consider amending the zoning code to allow and provide development standards for senior-care facilities.
18. **Senior Housing Near Senior Center.** Consider locating new senior housing near the Senior Center.
19. **Universal Design.** Encourage universal design for new housing projects.

## **Goal 7: Promote energy-efficient and environmentally sensitive residential development, remodeling and rehabilitation.**

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### ***Policies***

- A. Support environmentally sustainable practices in all aspects of residential development.

### ***Implementation Programs***

1. **Green Building Design Review.** Continue to encourage developers to use green techniques such as solar access, natural ventilation and drought-tolerant landscaping during the design review process, based on the Build It Green GreenPoint-Rated checklist.
2. **Green Building Standards.** Develop green building standards for residential buildings to meet the State-mandated greenhouse gas (GHG) reduction requirements.
3. **Water Conservation Landscaping Ordinance.** Adopt the State model ordinance for water conservation landscaping. The model ordinance will require major new projects and relandscaping projects to develop irrigation budgets and plans consisting of water-efficient irrigation systems and drought-tolerant plants.
4. **Construction and Demolition Debris Diversion Ordinance.** Continue to implement the Construction and Demolition Ordinance, enacted in September 2008, which requires that 50 percent of construction and demolition debris be recycled or reused.
5. **Staff Training on Green Building Practices.** Continue to train City staff on current green building practices.



## **Goal 8: Maintain an updated Housing Element and continue to monitor, review and implement its programs.**

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### ***Policies***

- A. Prepare a Housing Element implementation plan and provide an annual update.
- B. Provide appropriate staff and budget to implement the Housing Element.

### ***Implementation Programs***

- 1. **Annual Monitoring and Review.** Continue the City's annual review of its Housing Element programs. Prepare an annual report to the City Council on the results of Housing Element implementation for the past year.
- 2. **City Council Goal Setting.** Incorporate Housing Element programs in the City's Council goal-setting process.

SP/8/CDD  
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